



## 76 Legacy Reach View Calgary Alberta

\$630,000

Welcome Home. Your new home awaits in the sought-after community of Legacy, offering the perfect blend of style, comfort, and convenience. You will be charmed by the curb appeal the moment you arrive envisioning yourself enjoying a morning coffee on the front veranda. Stepping inside, you will discover a modern tone and open concept layout. The luxury vinyl plank (LVP) flooring flows seamlessly throughout the main level. The spacious living room leads effortlessly into the executive style kitchen, featuring floor-to-ceiling cabinetry, gleaming quartz countertops, and an upgraded stainless steel appliance package. A large pantry adds even more storage space, ensuring functionality meets style. Upstairs, you'll find three generous sized bedrooms, a 4-piece main bathroom, and a centre bonus room--perfect for a home office or additional living space. The primary suite is a true retreat, boasting a 3-piece ensuite and a spacious walk-in closet. The convenience of an upgraded washer/dryer tower on the upper level makes laundry a breeze. The basement is unspoiled with plumbing rough in for an additional bathroom and bar and is ready for your imagination. Outside, you will find a private deck and yard plus the double-car garage offers secure parking and extra storage. You will love the close proximity to the ridge, scenic pathways, several parks, ponds and future schools. Legacy offers quick access to major routes, and a wide range of dining options and excellent retailers, making it easy to meet all your needs close to home. (id:6769)

Storage 18.33 Ft x 37.58 Ft  
2pc Bathroom 5.58 Ft x 4.67 Ft  
Dining room 13.08 Ft x 11.33 Ft  
Kitchen 12.75 Ft x 12.33 Ft  
Living room 15.00 Ft x 15.33 Ft  
3pc Bathroom 8.00 Ft x 7.25 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft  
Bedroom 9.25 Ft x 12.92 Ft  
Bedroom 9.25 Ft x 10.50 Ft  
Family room 12.83 Ft x 12.92 Ft  
Primary Bedroom 10.50 Ft x 14.42 Ft

Listing Presented By:



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<http://www.melissakost.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca